

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

In Re:	)	
	)	Bankruptcy Case
EAGLE PROPERTIES AND	)	No. 23-10566-KHK
INVESTMENTS LLC	)	
	)	Chapter 7
Debtor	)	

**TRUSTEE’S REPORT OF SALE**

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 5/14/2025, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 6961 Sterling Rd, Harrisburg PA (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	5/21/2025
Property Sold:	6961 Sterling Rd, Harrisburg PA
Purchasers:	Eric Thomas Conrey & Valeria Benicka
Purchase Price:	\$251,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	<b>\$ 22,080.00</b>

Dated: 6/11/2025

Respectfully submitted,

/s/ H. Jason Gold  
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117  
PO Box 57359  
Washington DC 20037  
Chapter 7 Trustee

American Land Title Association

Estimated ALTA Settlement Statement - Combined  
Adopted 05-01-2015

**Universal Settlement Services of PA**  
**ALTA Universal ID:**  
**1423 N Atherton Street**  
**2nd Floor**  
**State College, PA 16803**

File No./Escrow No.: PA-25-0803  
Print Date & Time: May 21, 2025 4:02 pm  
Officer/Escrow Officer: Brandy McAulay  
Settlement Location: 1423 N Atherton Street, 2nd Floor  
State College, PA 16803  
  
Property Address: 6961 Sterling Road  
Harrisburg, PA 17112  
  
Borrower: Eric Thomas Conrey  
11 Townhouse  
Hershey, PA 17033  
Valeria Benicka  
11 Townhouse  
Hershey, PA 17033  
  
Seller: H. Jason Gold, Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and Investments, LLC  
P.O. Box 57359  
Washington, DC 20037  
  
Lender: Pennsylvania State Employees Credit Union, ISAOA/ATIMA  
Settlement Date : May 22, 2025  
Disbursement Date : May 22, 2025

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	251,000.00	Sale Price of Property	251,000.00	
		Deposit		5,000.00
		Loan Amount		225,900.00
1,000.00		Seller Credit		1,000.00
		Lender Credits from Pennsylvania State Employees Credit Union, ISAOA/ATIMA		636.46
		<b>Prorations/Adjustments</b>		
	631.68	City/Town Taxes 05/22/25-12/31/25	631.68	
	188.85	Assessments 05/22/25-06/30/25	188.85	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Loan Charges to Pennsylvania State Employees Credit Union, ISAOA/ATIMA</b>		
		Origination Fee	550.00	
		Tax Service Fee	128.00	
		Appraisal Fee	521.11	
		Credit Report	106.10	
		Flood Cert	9.25	
		Prepaid Interest Pennsylvania State Employees Credit Union, ISAOA/ATIMA	394.55	
		<b>Impounds</b>		
		Homeowner's Insurance to Pennsylvania State Employees Credit Union, ISAOA/ATIMA 4.000 Months at \$66.42/month	265.68	
		Property Taxes to Pennsylvania State Employees Credit Union, ISAOA/ATIMA 6.000 Months at \$87.53/month	525.18	
		School Taxes to Pennsylvania State Employees Credit Union, ISAOA/ATIMA 13.000 Months at \$143.35/month	1,863.55	
		Aggregate Adjustment to Pennsylvania State Employees Credit Union, ISAOA/ATIMA		934.22
		<b>Title Charges and Escrow/Settlement Charges</b>		
		CPL to Fidelity National Title Insurance Company	125.00	
		Lender's Title Insurance to Universal Settlement Services of PA Coverage: \$225,900.00 Disclosed Premium: \$1,743.20 Version: 2021 ALTA Loan Policy (07/01/21)	1,743.20	
		TIRBOP Endorsement 100 (Covenants, Conditions and Restrictions) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 300 (Mortgage Survey Exception) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 710 (Variable Rate Mortgage) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 900 (Environmental Protection Lien - Residential) to Universal Settlement Services of PA	100.00	
1,000.00		ESCROW - Final Water - PA American to Universal Escrow		
100.00		Search Fee to Universal Settlement Services of		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
		PA		
		Owner's Title Insurance to Universal Settlement Services of PA Coverage: \$251,000.00 Disclosed Premium: \$142.50 Version: 2021 ALTA Owner's Policy (07/01/21)	142.50	
55.00		Tax Cert Fee to Universal Settlement Services of PA		
60.00		Wire fees to Universal Settlement Services of PA		
		<b>Commissions</b>		
7,530.00		Commission - Listing Agent to Century 21 New Millennium Note: Includes Adjustment of \$7,530.00		
6,275.00		Commission - Selling Agent to For Sale By Owner Plus Realtors, Hershey Note: Includes Adjustment of \$6,275.00		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to Dauphin County Recorder of Deeds	287.50	
1,255.00		Transfer Tax to Dauphin County Recorder of Deeds	1,255.00	
1,255.00		Transfer Tax to Dauphin County Recorder of Deeds	1,255.00	
0.00		UPI Fee to Dauphin County Recorder of Deeds	20.00	
		<b>Miscellaneous</b>		
		Homeowner's Insurance Premium to Erie Insurance 12 months	797.00	
1,050.31		2025 county/twp taxes to West Hanover Township Tax Collector good thru 5/31/25		
7,530.00		326(a) Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
		Attorney title examination to RL Title and Escrow, Inc.	150.00	
12,550.00		Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
150.00		Deed Prep to The Nittany Group		
3,055.95		ESCROW - 2024 delinquent taxes to Dauphin County Tax Claim		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Miscellaneous (continued)		
		good thru 5/30/25		
1,000.00		ESCROW - Final Sewer - public to West Hanover Township Sewer Authority		
		Escrow Holdback to Pennsylvania State Employees Credit Union, ISAOA/ATIMA	2,186.25	
150.00		Settlement and Closing Fee to RL Title and Escrow, Inc.	895.00	
205,804.27		SHORT SALE PROCEEDS to ABL RPC Residential Credit Acquisitions LLC		
2,000.00		West Havover Township Settlement to H. Jason Gold, Bankruptcy Trustee		
Seller			Borrower	
Debit	Credit		Debit	Credit
251,820.53	251,820.53	Subtotals	265,440.40	233,470.68
		Due from Borrower		31,969.72
251,820.53	251,820.53	Totals	265,440.40	265,440.40